



**Town of Grafton  
Zoning Board of Appeals  
30 Providence Road  
Grafton, MA. 01519**

RECEIVED TOWN CLERK  
GRAFTON, MA

2019 SEP 18 PM 12:11

508-839-5335 x 1157 - Fax: 508-839-4602

E-mail: [koshivosk@graffton-ma.gov](mailto:koshivosk@graffton-ma.gov)

Website: <http://graffton-ma.gov>

W

**Zoning Board of Appeals**

**Legal Notice**

The Grafton Board of Appeals has received a petition from JOSEPH JACQUES & ERIN JOSLIN

for 51 WESSON STREET requesting that the Zoning Board of Appeals grant a

**Special Permit**

to allow: TO ALLOW THE CONSTRUCTION OF A ROOF DORMER ADDITION AND A PORCH ON THE REAR OF THE HOME WHERE THE DORMER/ROOF LINE IS 22.3' AND 22.8' OFF THE FRONT SETBACK WHERE 30' IS REQUIRED ON A PRE-EXISTING, NON-CONFORMING STRUCTURE. BOOK: 54719 PAGE: 333

Map: 22 Lot: 36.0 Block: 0000

The Board will conduct a Public Hearing Thursday, October 17, 2019 at 7:15 PM in Conference Room A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request and/or to take whatever action is necessary, including the granting of a finding, special permit, variance, or other necessary relief allowed under the Zoning By-Law.

Any person wishing to be heard in conjunction with this request should appear at the time and place designated or by letter to this Board in time to be read at the hearing.

\*Please note: Individuals requiring special accommodations should contact the Zoning Board of Appeals at (508) 839-5335, ext. 1154 at least seven (7) days prior to the hearing date in order to facilitate your request.

**ZONING BOARD OF APPEALS**

William McCusker, Chairman

William Yeomans, Vice Chairman

Kay Reed, Clerk

Karl Chapin

Marianne Desrosiers, Alternate

Brian Waller, Alternate

Case Number # 862 / 2019 THE GRAFTON NEWS

Thursday, October 3, 2019 and Thursday, October 10, 2019



**Town of Grafton  
Zoning Board of Appeals  
30 Providence Road  
Grafton, MA. 01519**

RECEIVED TOWN CLERK  
GRAFTON, MA

2019 SEP 18 PM 12:11

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**Website: [www.graffton-ma.gov](http://www.graffton-ma.gov)**

**Zoning Board of Appeals**

**New Case Notice**

Case Number #

2019 / 862

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for **51 WESSON STREET** requesting that the Zoning Board of Appeals grant a

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**ZONING BOARD OF APPEALS**

**William McCusker, Chairman**

**William Yeomans, Vice Chairman**

**Kay Reed, Clerk**

**Elias Hanna, Member #1**

**Karl Chapin, Member #2**

**Marianne Desrosiers, Alternate #1**

**Brian Waller, Alternate #2**

RECEIVED TOWN CLERK  
GRAFTON, MA

2019 SEP 13 PM 1:38

PETITION TO THE ZONING BOARD OF APPEALS  
TOWN OF GRAFTON, MASSACHUSETTS

RECEIVED

SEP 13 2019

Zoning Board of Appeals

X DATE: 9/13/19

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from under hardship resulting from literal enforcement of the protective Zoning Bylaw, by exercising your power to:

(Mark one)

       Review refusal of Selectman or others to grant a permit

       Grant a **VARIANCE** from the terms of the Zoning Bylaw, SECTION       .

X Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT 51 Wesson St.

**TO ALLOW:**

the construction of ~~a~~ a dormer and a porch off the rear of the house where the dormer / roof line is 22.3' & 22.8' of the front set back, where 30' is Required.

Please complete this **entire** section:

Location of property: Tax Plan # 22 Plot # 310  
Zoning District in which the property is located: R40  
Title of Property in name of: Joseph & Erin Joslin  
Whose address is: Jacques 51 Wesson Street / N. Grafton  
Deed recorded in Book # 54719, Page # 333 01536  
Plan Book #       , Plan #         
Signature of Petitioner: [Signature]  
Print Name Erin Joslin  
Address of Petitioner: Same  
Phone Number of Petitioner: 203-631-3774

ejoslin77@gmail.com.

**PLAN SHOWING PROPOSED ADDITION  
PREPARED FOR  
ERIN JOSLIN  
51 WESSON STREET  
GRAFTON, MASSACHUSETTS  
JULY 30, 2019  
SCALE: 1 INCH = 50 FEET**

**JARVIS LAND SURVEY, INC  
29 GRAFTON CIRCLE  
SHREWSBURY, MA 01545  
TEL. (508) 842-8087  
FAX. (508) 842-0661  
KEVIN@JARVISLANDSURVEY.COM**

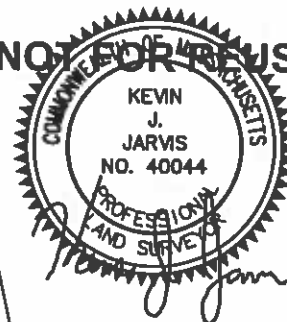
THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.
2. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.
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**ASSESSORS MAP 22  
LOT 3**

08-2-19

**\*NOT FOR REUSE**



NAD83  
NAVD88

PARCEL STILL OWNED  
BY PREVIOUS OWNER

L=45.41'  
R=30.00'

S 28°29'07" E  
367.40'

352.3'

LOT 2  
90,500 Sq. Feet  
2.078 Acres

PROPOSED  
ADDITION  
10' X 21.5'

SHED

58.4'

50.0'

22.8'

HOUSE

#51

10.2'

22.3'

DECK

S 58°14'33" W  
147.92'

99.7'

71.0'

BARN

N 32°45'39" W  
172.00'

S 74°11'25" W  
14.66'

S 61°58'01" W  
56.00'

230.62'  
N 28°01'59" W

**WESSON STREET**

**ZONING DATA:**

R-40  
LOT AREA = 40,000 S.F.  
LOT FRONTAGE = 140'  
FRONT YARD SETBACK = 30'  
SIDE YARD SETBACK = 15'  
REAR YARD SETBACK = 15'

# 51 WESSON STREET

**Location** 51 WESSON STREET

**Mblu** 022.0/ 0000/ 0003.0/ /

**Acct#** 1100220000000030

**Owner** JACQUES JOSEPH

**PBN**

**Assessment** \$318,500

**Appraisal** \$318,500

**PID** 538

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$170,700	\$147,800	\$318,500
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$170,700	\$147,800	\$318,500

## Owner of Record

**Owner** JACQUES JOSEPH  
**Co-Owner** JOSLIN ERIN  
**Address** 51 WESSON STREET  
N GRAFTON, MA 01536

**Sale Price** \$270,000  
**Certificate**  
**Book & Page** 54719/333  
**Sale Date** 12/18/2015  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JACQUES JOSEPH	\$270,000		54719/333	00	12/18/2015
TURNER LYNNE	\$156,000	MLS FIXER UP	53786/83	1V	05/29/2015
BARTOLINI REDIO TRUSTEE	\$100		47726/208	1F	08/18/2011

## Building Information

### Building 1 : Section 1

**Year Built:** 1825  
**Living Area:** 1,398  
**Replacement Cost:** \$205,017

Building Percent 64  
 Good:  
 Replacement Cost  
 Less Depreciation: \$131,200

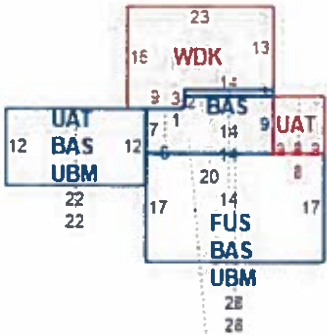
Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade	Average
Stories	1.85
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Steam
AC Type	None
Bedroom(s)	4
Full Bath(s)	1
Half Bath(s)	0
Extra Fixture(s)	0
Total Rooms	7
Bathroom Quality	Modern
Kitchen Quality	Modern
Extra Kitchen(s)	0
Usrfld 104	
Foundation	Stone
Bsmt Garage Cap	0
Gas Fireplaces	0
Stacks	1
Fireplaces	1
Basement Area	908.00
Fin Bsmt Grade	
Basement Type	Full

### Building Photo



51 WESSON STREET  
 (http://Images.vgsi.com/photos/GraftonMAPotos//\IMG0006\00

### Building Layout



(ParcelSketch.ashx?

pId=538&bid=538)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	922	922
FUS	Fin Upper Sty	476	476
UAT	Unfin Attic	504	0
UBM	Unfin Bsmnt	908	0
WDK	Wood Deck	326	0
		3,136	1,398

### Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 1010	Size (Sqr Feet) 90486
Description Single Family	Frontage
Zone R4	Depth
Neighborhood 4.3	Assessed Value \$147,800
Alt Land Appr No	Appraised Value \$147,800
Category	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$154,800	\$147,400	\$302,200
2017	\$161,500	\$141,000	\$302,500
2016	\$157,200	\$131,600	\$288,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$154,800	\$147,400	\$302,200
2017	\$161,500	\$141,000	\$302,500
2016	\$157,200	\$131,600	\$288,800

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**Property Information**

Property ID 022.0-0000-0003.0  
Location 51 WESSON STREET  
Owner JACQUES JOSEPH

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2018  
Data updated 4/1/2018





**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1170 • FAX: (508) 839-4602  
www.grafton-ma.gov

**TREASURER / COLLECTOR**

## Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

Same

Petitioner Name

Erin Jaslin

Property Owner / Applicant

Petitioner Address

51 Wesson St

Property Address

City, State, Zip

N. Grafton, MA 01534

City, State, Zip

Phone

Date:	Current	Delinquent	NA
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing			✓

Beth Schmittman

Treasurer / Collector Signature

9/13/2019

Date



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508-839-5335 ext 1165 • FAX 508-839-4602  
www.grafton-ma.gov

**RECEIVED**

SEP 13 2018

**GRAFTON  
ASSESSORS**

**BOARD OF ASSESSORS**

**Request for Abutters List**

Date of Request: 9/13/19 Date List Needed: ASAP/by 9/18  
Requested by: Katrina Phone: ex: 1157  
Name of Property Owner: Joseph Jacques & Erin Joslin  
Street Address of Property: 51 Weston St - N. Grafton, MA 01536  
Map: 22 Block: 0000 Lot: 3.0

**REASON FOR LIST:**

Hearing before Zoning Board of Appeals Yes ☒ No ☐  
Hearing before Planning Board Yes ☐ No ☒  
Hearing before Conservation Commission Yes ☐ No ☒

Other: \_\_\_\_\_

**REASON FOR HEARING - (please check one)**

Variance ☐ Scenic Road ☐ Title 5 ☐ Special Permit ☒ Subdivision ☐

Other: \_\_\_\_\_

**RADIUS FOR ABUTTERS - (please check one)**

Immediate ☐ 300 Feet ☒ Upon, along, across or under: \_\_\_\_\_

**LABELS**

Two (2) Sets of Labels are provided with abutters lists unless otherwise specified.

Other: \_\_\_\_\_ set(s) needed.

**Office Use Only**

Date List Prepared: \_\_\_\_\_ Address Labels Prepared: 9-16-19 Koz

Fee Charged: \$ 25.00 Amt. Paid: \$ 25.00 Date: 9-13-19

Check: # \_\_\_\_\_ Cash: \$ 25.00 Money Order: \$ \_\_\_\_\_

*rd/mm/c*



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Geometry updated 4/1/2018  
Data updated 4/1/2018

9/16/2019 9:14 AM  
Map 22 Lot 3



Ken O'Brien, MAA  
Grafton Data Collector

ID	Site Address	Owner	Co-Owner Name	Owner Address	Town	State	Zip	Book	Page
021.0-0000-0001.A	200 WESTBORO RD	TUFTS UNIVERSITY	TI	BALLOU HALL	MEDFORD	MA	02155	6578	79
021.0-0000-0100.A	200 WESTBORO RD	TUFTS UNIVERSITY	TI	JOE MCMANUS	200 WESTBORO RD	N GRAFTON MA	01536	6578	79
021.0-0000-0101.A	200 WESTBORO RD	TUFTS UNIVERSITY	TI	JOE MCMANUS	200 WESTBORO RD	N GRAFTON MA	01536	6578	79
021.0-0000-0102.A	200 WESTBORO RD	TUFTS UNIVERSITY	TI	JOE MCMANUS	200 WESTBORO RD	N GRAFTON MA	01536	6578	79
022.0-0000-0001.0	47 WESSON STREET	PICHETTE GEORGE E	KONAN DIANE	47 WESSON STREET	N GRAFTON MA	01536	48714	126	
022.0-0000-0001.A	45 WESSON STREET	PICHETTE GEORGE E		47 WESSON STREET	N GRAFTON MA	01536	15228	162	
022.0-0000-0004.0	59 WESSON STREET	KING JOHN T & JANIC	KING LIVING TRUST	59 WESSON STREET	N GRAFTON MA	01536	46780	69	
022.0-0000-0012.0	62 WESSON STREET	WILLARD HOUSE CLC		11 WILLARD STREET	N GRAFTON MA	01536	9132	116	
022.0-0000-0013.0	48 WESSON STREET	LOADER MICHAEL J		48 WESSON STREET	N GRAFTON MA	01536	46798	225	
022.0-0000-0013.A	46 WESSON STREET	MORRISON PATRICIA		46 WESSON STREET	N GRAFTON MA	01536	49554	200	
022.0-0000-0030.0	41 WESSON STREET	HOULDEN PETER		18 WILLARD STREET	N GRAFTON MA	01536	48576	380	
022.0-0000-0031.0	43 WESSON STREET	VENDITTI ANTHONY C		43 WESSON STREET	N GRAFTON MA	01536	52234	298	
022.0-0000-0033.0	55 WESSON STREET	DILEO PAUL		55 WESSON STREET	N GRAFTON MA	01536	53549	212	
022.0-0000-0034.0	51 WESSON STREET	DILEO PAUL C		55 WESSON STREET	N GRAFTON MA	01536	54395	369	
030.0-0000-0034.0	36 MAGNOLIA LANE	VESELLA MARK	VESELLA SHANNON	36 MAGNOLIA DRIVE	N GRAFTON MA	01536	55045	345	
030.0-0000-0052.0	7 MAGNOLIA LANE	LABOUNTY DENNIS, C	MAGNOLIA FARMS AS	P.O. BOX 163	N GRAFTON MA	01536	49791	386	
030.0-0000-0222.0	32 MAGNOLIA LANE	FADAVI ABBAS	FADAVI LEE MARIE	32 MAGNOLIA LANE	N GRAFTON MA	01536	36542	269	
022.0-0000-0003.0	51 WESSON STREET	JACQUES JOSEPH	JOSLIN ERIN	51 WESSON STREET	N GRAFTON MA	01536	54719	333	

TUFTS UNIVERSITY TRUSTEES  
BALLOU HALL  
MEDFORD,MA 02155

TUFTS UNIVERSITY TRUSTEES  
JOE MCMANUS  
200 WESTBORO ROAD  
N GRAFTON,MA 01536

KING JOHN T & JANICE H TRUSTEE  
KING LIVING TRUST  
59 WESSON STREET  
N GRAFTON,MA 01536

MORRISSON PATRICIA L  
46 WESSON STREET  
N GRAFTON,MA 01536

DILEO PAUL  
55 WESSON STREET  
N GRAFTON,MA 01536

LABOUNTY DENNIS, CLOUGH HARRY &  
MAGNOLIA FARMS ASSOCIATION TRUST  
P.O. BOX 163  
N GRAFTON,MA 01536

TUFTS UNIVERSITY TRUSTEES  
JOE MCMANUS  
200 WESTBORO ROAD  
N GRAFTON,MA 01536

PICHETTE GEORGE E  
KONAN DIANE  
47 WESSON STREET  
N GRAFTON,MA 01536

WILLARD HOUSE CLOCK MUSEUM INC  
11 WILLARD STREET  
N GRAFTON,MA 01536

HOULDEN PETER  
18 WILLARD STREET  
N GRAFTON,MA 01536

DILEO PAUL C  
55 WESSON STREET  
N GRAFTON,MA 01536

FADAVI ABBAS  
FADAVI LEE MARIE  
32 MAGNOLIA LANE  
N GRAFTON,MA 01536

TUFTS UNIVERSITY TRUSTEES  
JOE MCMANUS  
200 WESTBORO ROAD  
N GRAFTON,MA 01536

PICHETTE GEORGE E  
47 WESSON STREET  
N GRAFTON,MA 01536

LOADER MICHAEL J  
48 WESSON STREET  
N GRAFTON,MA 01536

VENDITTI ANTHONY D  
43 WESSON STREET  
N GRAFTON,MA 01536

VESSELLA MARK  
VESSELLA SHANNON  
36 MAGNOLIA DRIVE  
N GRAFTON,MA 01536

JACQUES JOSEPH  
JOSLIN ERIN  
51 WESSON STREET  
N GRAFTON,MA 01536